

**STATE OF GEORGIA
CITY OF RIVERDALE**

Adopted by the Governing Body this 24th day of May 2010.

ORDINANCE NO. 06-2010

AN ORDINANCE TO ADD CHAPTER 2, ARTICLE IX, “URBAN REDEVELOPMENT AGENCY” TO THE CODE OF ORDINANCES OF THE CITY OF RIVERDALE, GEORGIA, AS AMENDED; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

BE IT RESOLVED AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE AND BY THE AUTHORITY OF SAME THAT CHAPTER 2, ARTICLE IX, “URBAN REDEVELOPMENT AGENCY,” BE ADDED TO THE CODE OF ORDINANCES OF THE CITY OF RIVERDALE, GEORGIA, AS FOLLOWS:

- Section 1.** The City Council finds the problem of slum areas (as defined in O.C.G.A. § 36-61-2(18)) in the City of Riverdale to be a significant problem and a growing concern.
- Section 2.** The City Council further finds under O.C.G.A. § 36-61-5 that slum areas in the City of Riverdale substantially impair the sound growth of Riverdale, retard the provision of housing accommodations, constitute an economic and social liability and present a menace to the public health, safety, morals and welfare in their present condition and use.
- Section 3.** The City Council further finds under O.C.G.A. § 36-61-5 that in response to the problems posed by slum areas, a combination of rehabilitation, conservation and redevelopment is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Riverdale.
- Section 4.** In response to the problems posed by these slum areas, the City Council creates the Riverdale Urban Redevelopment Agency as described below.
- Section 5.** Article IX, Section 2-300, “Purpose,” shall be created by adding the following:
- “Purpose.
To aid the sound growth, enhance the provision of housing accommodations, protect public health, safety, morals and welfare and to stimulate the economy of the City of Riverdale, Georgia by creating the Riverdale Urban Redevelopment Agency.”*

Section 6. Article IX, Section 2-301, “Definitions,” shall be created by adding the following:

“Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Slum area shall have the same meaning defined in O.C.G.A. § 36-61-2(18).

Urban redevelopment project powers shall have the same meaning defined in O.C.G.A. § 36-61-17(b).”

Section 7. Article IX, Section 2-302, “Creation of the Riverdale Urban Redevelopment Agency,” shall be created by adding the following:

“Creation of the Riverdale Urban Redevelopment Agency.

(a) The City Council of Riverdale, Georgia hereby creates the Riverdale Urban Redevelopment Agency.

(b) The Riverdale Urban Redevelopment Agency shall transact business and exercise all urban redevelopment project powers as described in O.C.G.A. § 36-61-18.”

Section 8. Article IX, Section 2-303, “Vesting of Urban Redevelopment Project Powers with the Downtown Development Authority,” shall be created by adding the following:

“Vesting of Urban Redevelopment Project Powers with the Downtown Development Authority.

(a) The Riverdale Downtown Development Authority shall be vested with all urban redevelopment project powers in the City of Riverdale.

(b) The Riverdale Urban Redevelopment Agency and the Riverdale Downtown Development Authority shall be one and the same entity.

(c) The officers of the Riverdale Downtown Development Authority shall hold the same offices in the Riverdale Urban Redevelopment Agency.

(d) The Riverdale Downtown Development Authority, acting as the Riverdale Urban Redevelopment Agency shall exercise all powers granted to urban redevelopment agencies under O.C.G.A. §§ 36-61-1, et seq.”

Section 9. Article IX, Section 2-304, “Urban Redevelopment Plan” shall be created by adding the following:

“Urban Redevelopment Plan.

(a) Within twelve (12) months of the date of adoption of this Ordinance, the Riverdale Urban Redevelopment Agency shall submit to the City Council for approval an Urban Redevelopment Plan for the City of Riverdale.

(b) The Urban Redevelopment Plan shall identify current areas in the City of Riverdale that qualify as slum areas.

- (c) The Urban Redevelopment Plan shall conform to the standards and requirements of O.C.G.A. § 36-61-7(d).*
- (d) The Riverdale Urban Redevelopment Agency shall issue public notice and conduct a public hearing on the Urban Redevelopment Plan as required by O.C.G.A. § 36-61-7(c).*
- (e) The Riverdale Urban Redevelopment Agency may adopt minor revisions to the Urban Redevelopment Plan by its own authority.*
- (f) Any substantial modification to the Urban Redevelopment Plan must be approved by the City Council after a public hearing held by the Riverdale Urban Redevelopment Agency.*
- (g) The City Council shall approve the Urban Redevelopment Plan and any substantial modifications by resolution.”*

Section 10. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section 11. All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 12. This ordinance shall become effective on the date of its adoption.